

The following site is being submitted for inclusion into the Groundwater GIS registry:

- For DNR County and Region list go to:
g:\pf\pecfa\site\gis\BRRS County and Region Codes.xls
- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRS ID (no dashes):	0352001242
Comm # (no dashes):	53402461501
County:	Racine
Region:	Southeast
Site name:	Amoco Station #15306
Street Address:	2001 Douglas Ave
City:	Racine
Final Closure Date	2002-08-20
Closure Conditions:	met
Off-source property contamination? (If yes, attach locational data and deed information on pg. 2)	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	700276
Northing (Y):	254952
Collection Method:	DNR Web Site
Scale or Resolution:	1:3,644
(1:24,000 scale or finer)	
Prepared by:	Greg Michael
Submitted by:	Cheryl Nelson

Source Property Checklist

- ☒ Final Closure Letter
- ☒ Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- ☒ Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- ☒ Parcel ID for all properties w/ GW > NR 140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW > NR140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- ☒ Map showing GW flow direction
- ☒ Latest Table of GW results
- ☒ Geologic cross section (if generated as part of the site investigation)
- ☒ Statement signed by RP certifying correctness of legal descriptions
- ☒ Updated Database



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Scott McCallum, Governor
Philip Edw. Albert, Secretary

August 20, 2002

Ms. Rebecca Kulas
Amoco Corporation
5001 W. 80th St., Suite 890
Minneapolis, MN 55437-1181

RE: **Final Closure**

Commerce # 53402-4615-01 **WDNR BRRTS # 03-52-001242**
Amoco Station #15306, 2001 Douglas Ave., Racine

Dear Ms. Kulas:

The Wisconsin Department of Commerce (Commerce) has received all items required for closure of the site referenced above. This site is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, appropriate measures must be implemented to assure that it is managed following all applicable regulations. If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5375.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Michael', written over a horizontal line.

Greg Michael
Hydrogeologist
Site Review Section

cc: Delta Environmental Consultants, Inc.
Mr. Robert Hering, Ms. & Mr. Karen & Michael Nelson, 3315 Conrad Dr., Racine, WI 53404
Case File

RECORDED

99 FEB -3 PM 3:54

MARK A. LADD
REGISTER OF DEEDS**SPECIAL WARRANTY DEED**
Statutory (WISCONSIN)

THE GRANTOR

AMOCO OIL COMPANY

200 East Randolph, Chicago, IL 60601

a corporation created and existing under and by virtue of the laws of the State of Maryland, for the consideration of **TEN AND NO/100 DOLLARS (\$10.00)** in hand paid, and pursuant to authority given by the Board Of Directors of said corporation, by these presents does **GRANTS, BARGAINS, SELLS AND CONVEYS, FOREVER, TO:**

Michael G. Nelson, Karen R. Nelson
and Robert C. Hering, as tenants
in common

34-
For Recorder's Use Only

Return to: Robert C. Hering
3315 Conrad Dr.
Racine, WI 53404
Parcel No. 17713000

Grantee, the following described real estate, situated in the City of Racine, County of Racine, in the State of Wisconsin, more particularly described as follows, to wit:

See legal description set forth on Exhibit A, attached hereto and incorporated herein.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever, subject to the provisions and restrictions contained herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs, executors, and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**,

WI REAL ESTATE
TRANSFER FEE

\$ 141.90

L91869

2876 111-123

Subject To:

- (1) Existing leases, easements, sidetrack and license agreements, if any, whether of record or not;
- (2) Covenants, restrictions and conditions of record, if any;
- (3) Taxes and special assessments against the Property, if any;
- (4) Zoning laws and municipal regulations, if any; environmental laws and regulations, if any; building line restrictions, use restrictions and building restrictions of record, if any, and any party wall agreements of record;
- (5) Encroachments, overlaps and other matters which would be disclosed by an accurate current survey;
- (6) Use and operation restrictions on the Property as set forth in **Exhibit B**, attached hereto and incorporated herein.
- (7) The Release and Right-of-Entry Agreement between Grantor and Grantee set forth on **Exhibit C**, attached hereto and incorporated herein.

In Witness Whereof, the said Grantor has caused this instrument to be signed by its Manager, Real Estate Administration and its corporate seal to be hereto affixed and attested by its Assistant Secretary, all this 15th day of January, 1998.

AMOCO OIL COMPANY, a Maryland corporation

By: M. E. McDermid
Name: _____
Title: M. E. McDermid, Manager
Real Estate Administration

ATTEST: R. J. Cantello
R. J. Cantello --Assistant Secretary

Acknowledgment

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public for said County and State, DO HEREBY CERTIFY, that M.E. McDermid and R.J. Coulinho, personally known to me to be the Manager Real Estate and Assistant Secretary, respectively of AMOCO OIL COMPANY, a Maryland corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that in said capacities they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of January, 1998.



Diana L. Tring
Notary Public

This instrument was prepared by: Robert E. Bull, Esq., Sidley & Austin, One First National Plaza, Chicago, Illinois 60603

When recorded, return to: Robert C. Hering 3315 Conrad Drive Racine, Wisconsin 53404

Mail Tax Bills to: Robert C. Hering 3315 Conrad Dr. Racine, WI 53404

S.S. # 15306-42
2001 Douglas Avenue
Racine, Wisconsin

Site R42 (15306)
Tax Key No. 17713000

2001 Douglas Avenue
Racine, Wisconsin

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

(Legal Description)

Lot 6 except the South 16.5 feet of the East 40 feet and Lot 7 except the East 40 feet, All in Douglas Avenue Park, being a subdivision of a part of the Southwest 1/4 of Section 4 and part of the Southeast 1/4 of Section 5, Township 3 North, Range 23 East. Also that part of Lot 6 and 7 in Douglas Avenue Park contained in a Deed recorded in Volume 1495 of Records, at page 575, as Document No. 1048034. Said land being in the City of Racine, County of Racine, State of Wisconsin.

**EXHIBIT B
TO
SPECIAL WARRANTY DEED**

(Use and Operation Restrictions)

This conveyance is made and accepted upon each of the following stipulations, restrictions, covenants and conditions which are hereby made covenants running with the land, for the benefit of Grantor and its successors and assigns, and which shall apply to and be binding upon Grantee, its successors, assigns, executors, representatives, heirs and licensees.

1. Petroleum Use Restriction

For a period of ten (10) years from the date of recording of the Special Warranty Deed hereto, no part of the real estate herein conveyed shall be used by Grantee, its executors, representatives, heirs, licensees, successors and/or assigns, for the purpose of conducting or carrying on the business of selling, handling, storing or dealing in gasoline, diesel fuel, kerosene, benzol, naphtha, greases, lubricating oils, any fuel used for internal combustion engines or lubricants in any form.

2. Groundwater Use Restriction

For a period of twenty-five (25) years from the date of recording of the Special Warranty Deed hereto, no water wells, either for potable or other use, with the exception of remediation, monitoring, or investigation wells, shall be installed by Grantee, its executors, representatives, heirs, licensees, successors and/or assigns on any part of the real estate herein conveyed.

3. Exclusive Non-Residential and Non-Sensitive Receptor Property Use

For a period of twenty-five (25) years from the date of recording of the Special Warranty Deed hereto, the real property herein conveyed shall be used solely and exclusively for commercial and/or industrial purposes. If any applicable state environmental laws and regulations existing as of the date hereof or hereinafter promulgated define commercial and/or industrial use, any use which is deemed not to be a commercial or industrial use by such laws and regulations will also not be a commercial or industrial use as the terms are used herein. Grantee, for itself and its executors, representatives, heirs, licensees, successors and/or assigns further covenants and agrees that no basements or other underground improvements, with the exception of building footings, will be constructed on the real estate herein conveyed and no part of the real estate herein conveyed will be used for the purpose of operating a child care or elder care facility, a nursing home facility or hospice, a medical or dental facility, a school, a church, a park, or a hospital.

4. Soil Removal

For a period of twenty (20) years from the date of recording of the Special Warranty Deed hereto, no soils will be removed from the real estate herein conveyed, unless the soil is moved to a disposal

facility approved in advance by Grantor or its successors and/or assigns. Grantee shall be solely responsible for any and all soil excavation, hauling, and disposal costs; provided, however, Grantor agrees to reimburse Grantee for the incremental cost of disposal of petroleum-impacted soil versus non-impacted soil, as defined by the disposal facility, in an amount not to exceed Thirty Thousand Dollars (\$30,000.00) in the aggregate, if (i) the request is made within five (5) years of the date of the recording of the Special Warranty Deed hereto, (ii) the soil removal is completed within seven (7) years of the date of the recording of the Special Warranty Deed hereto, (iii) Grantor's Manager of Real Estate Administration is notified at least thirty (30) days prior to removal of any such soil, and (iv) Grantor, in its reasonable discretion, approves the soil disposal activities.

EXHIBIT C
TO
SPECIAL WARRANTY DEED

(Release and Right-of-Entry Agreement)

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, AMOCO OIL COMPANY, a Maryland corporation ("Seller"), with offices at 200 East Randolph, Chicago, Illinois 60601 and MICHAEL G. RASON KENNETH R. RASON,
+ ROBERT C. HAYN ("Purchaser"), whose address is
2048 KENNETH AVE, RACINE, WI entered into a certain Purchase and Sale Agreement dated 12/3, 1998, (the "Sales Agreement"), covering certain real estate and the improvements thereon, if any, legally described in Exhibit A attached hereto and made a part hereof (the "Property");

AND WHEREAS, Seller has agreed to sell and assign and Purchaser has agreed to purchase and accept the Property "AS IS," "WHERE AS," with all faults in its present condition without any representations or warranties of any kind including, without limitation, its merchantability or its fitness for any particular purpose;

AND WHEREAS, Seller has previously provided to Purchaser a copy of the environmental assessment performed by or at the request of Seller and various other environmental reports, data and information;

AND WHEREAS, Seller has further provided to Purchaser access to and the opportunity to inspect the Property and to perform such soil, groundwater or other tests upon the Property as Purchaser deemed necessary or appropriate;

AND WHEREAS, Seller, in accordance with the terms hereof, has agreed to perform certain environmental assessment, monitoring and remediation measures pursuant to the Sales Agreement to address hydrocarbon contamination, if any, of the Property resulting from Seller's exclusive use of the Property prior to the date of transfer of title, and Purchaser has agreed to assume all responsibility and liability for any and all hydrocarbons or other contaminants or regulated substances which occur after the date of transfer of title;

AND WHEREAS, Purchaser and Seller desire to provide a continuing right of access to the Property to allow Seller to perform assessment, monitoring and remediation measures after conveyance of the Property;

NOW, THEREFORE, In consideration of the mutual covenants of the parties herein and as set forth in the Sales Agreement, the terms of which are by this reference incorporated in full herein:

1. From and after the date hereof, and continuing until the earlier to occur of the tenth (10th) anniversary of the date hereof, or when (i) no further remediation activities are required from Seller by any applicable federal, state or governmental entity with jurisdiction over the Property (the "Department"); (ii) any gasoline, diesel fuel, kerosene, benzol, naphtha or any fuel used for internal combustion engines is sold, handled or stored on the Property; (iii) Purchaser shall materially default in compliance with any applicable environmental laws or regulations, or shall otherwise default in the performance of any material covenant in the Sales Agreement relating to environmental contamination, assessment or remediation including, without limitation, the violation of any of the use and operation restrictions contained in the Special Warranty Deed given by Seller to Purchaser; or (iv) a material spill, leak or other release of hydrocarbons or other contamination occurs following the date of transfer of title which makes Seller's remedial work significantly more difficult, or significantly increases the cost or extends the time to complete the remedial work (the "Ending Date"), Seller agrees to indemnify and hold harmless Purchaser and Purchaser's heirs, legal representatives and successors (collectively the "Indemnified Purchaser Parties"), from and against all claims, demands, damages, losses, judgments, penalties and liabilities which arise as a result of any enforcement action arising from the presence of hydrocarbon contamination on the Property or hydrocarbon contamination which has migrated off the Property and which was caused by Seller's exclusive use thereof prior to the date of transfer of title; provided, however, that (i) Seller's indemnity shall be limited to remediation costs actually incurred by or imposed upon Indemnified Purchaser Parties as a result of such enforcement action; (ii) Indemnified Purchaser Parties shall promptly notify Seller in writing and provide to Seller copies of all notices received by Indemnified Purchaser Parties pertaining to any such enforcement action; and (iii) Indemnified Purchaser Parties shall incur no costs or expenses for remediation without the prior written consent of Seller.

2. In consideration for Seller's agreements hereunder, Purchaser expressly agrees to: (i) assume all responsibility and liability for compliance with all environmental laws and regulations and for any environmental assessment, inspection, monitoring and remediation relating to or resulting from Purchaser's use of the Property; (ii) provide to Seller, upon Seller's request, assurances of compliance with all environmental laws and regulations, including but not limited to the results of all future environmental tests and sampling data; (iii) promptly notify Seller of all leaks, spills or releases of hydrocarbons or other regulated substances which occur or of which Purchaser becomes aware, and (iv) permit Seller to perform product tracing and other reasonable tests and procedures during the period of any assessment or remediation activities by Seller, it being the intent of the parties that Purchaser shall be responsible and liable for any and all releases which occur subsequent to the date of transfer of title and for any other matters not exclusively covered by Seller's indemnity set forth in Paragraph 1 above. Commencing on the date of transfer of title, Purchaser, for themselves and on behalf of their agents, employees, heirs, personal representatives, grantees, successors and assigns (collectively the "Purchaser Indemnifying Parties") agree to indemnify and hold harmless Seller, its parent, affiliates and each of their respective agents, employees, officers, directors, shareholders, successors and assigns (collectively the "Indemnified Seller Parties") from and against all claims, demands, damages, losses, liabilities, judgments, penalties, suits, actions and costs and expenses (including consultants' and attorneys' fees) arising from the presence of hydrocarbon or other contamination occurring after transfer of title to Purchaser; provided, however, that from and after

the Ending Date, the Purchaser Indemnifying Parties shall indemnify and hold harmless Indemnified Seller Parties from and against all claims, demands, damages, losses, judgments, penalties, suits, actions and costs and expenses (including consultants' and attorneys' fees) arising from all contamination of the Property.

3. Purchaser, collectively, and jointly and severally, for themselves and on behalf of Purchaser Indemnifying Parties, and all persons claiming by, through or under Purchaser, hereby release and forever discharge Indemnified Seller Parties from all claims, demands, losses, liabilities, judgments, penalties, suits, actions and costs and expenses (including consultants' and attorneys' fees) whatsoever under environmental statutes or laws or at common law, that may now exist or hereafter accrue with respect to contamination of the Property existing at the time of transfer of title or occurring after the date of transfer of title, except for Seller's indemnity obligations relating to hydrocarbon contamination of the Property resulting from Seller's exclusive use of the Property prior to transfer of title as provided herein. Purchaser, collectively, and jointly and severally, for themselves and on behalf of Purchaser Indemnifying Parties, and all persons claiming by, through or under further covenant and agree to forever refrain and desist from instituting or asserting against the Indemnified Seller Parties, any claim, demand, action or suit whatsoever, either directly or indirectly, arising or resulting from contamination or alleged contamination of the soil or groundwater of the Property, or from the environmental condition of the Property, except to enforce the remediation provisions of the Sales Agreement, if any.

4. From and after the date of transfer of title to Purchaser, and continuing for the period of Seller's indemnity obligations hereunder, Purchaser hereby grants to Seller, its agents, employees, successors and assigns, the irrevocable right to enter upon the Property during normal business hours and after reasonable prior notice (except in the event of any emergency) for the purpose of (i) engaging in environmental assessments, inspection, monitoring and remediation, including but not limited to, the installation of such facilities and equipment and the conduct of such activities as deemed necessary or advisable by Seller, in its sole discretion, or as are required by governmental authorities having jurisdiction over the Property, for a period of time required to comply with any applicable environmental law or regulation affecting the Property and (ii) removing from the Property any remediation equipment, including, without limitation, monitoring and observation equipment and any other property and equipment not sold pursuant to the Sales Agreement. Purchaser shall be responsible for any damage caused to Seller's remediation equipment or other facilities located on the Property as a result of any action, direct or indirect, of Purchaser or its agents, contractors, employees, licensees, invitees, successors or assigns. Seller shall not be liable for any damages to the Purchaser, direct or indirect, resulting from any other contamination of the Property existing on the date of transfer of title, or for any interruption or interference with any business or activities being conducted on the Property, or loss of opportunity, or any other loss, damage or cost or expense of any kind whatsoever, caused by or resulting from the condition of the Property or the performance of any activities authorized herein; provided, however, Seller shall use reasonable efforts to minimize such interruption or interference. Purchaser agrees to cooperate fully with Seller in the performance of the activities authorized herein so as to minimize the time and expense to Seller, including the grant of access to on-site utilities (e.g., electricity, sewer, and water), if required for such activities; and

further agrees that, during the period of any assessment or remediation activities by Seller (i) no construction or improvements shall be permitted on the Property which would impede or restrict access to monitoring wells, remediation or monitoring equipment, or to the hydrocarbon plume, or which would modify or affect the size, location or nature of the hydrocarbon plume, without the prior written consent of Seller, which consent shall not be unreasonably withheld; and (ii) no gasoline fuel or other motor fuels shall be sold, handled or stored on the Property.

5. Purchaser warrants that no promise or inducement has been offered except as set forth herein; that this Release and Right-of-Entry Agreement is executed by Purchaser without reliance upon any statement or representation by Seller, its agents or employees, concerning the measure or extent of any contamination or the legal liability therefor; that Purchaser is of legal age, legally competent to execute this Release and Right-of-Entry Agreement and accepts full responsibility therefor; that this Release and Right-of-Entry Agreement contains the entire agreement between Purchaser and Seller with respect to this matter; and that the terms of this Release and Right-of-Entry Agreement are contractual and not merely recital.

[The remainder of this page is intentionally left blank]

THIS RELEASE AND RIGHT-OF-ENTRY AGREEMENT, and each of the covenants herein contained shall run with the land and be binding upon the grantees, assigns and other successors in title or interest of Purchaser.

IN WITNESS WHEREOF, the undersigned parties have duly executed this Release and Right-of-Entry Agreement as of this 15th day of January, 1998.

SELLER:

AMOCO OIL COMPANY,
a Maryland Corporation

By: M. E. McDermid
Name: _____
Title: M. E. McDermid, Manager
Real Estate Administrative

ATTEST:

By: R. J. Coniglio
Name: R. J. Coniglio
Title: Assistant Secretary

PURCHASER:

By: Robert C. Herpin
Name: Michael M. Helander
Title: Karen R. Tulson

ATTEST: (if necessary)

By: _____
Name: _____
Title: _____

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

Be it remembered that on this 15th day of January, 1999, before me, personally appeared M. E. McDermid and R. J. Coutinho who are personally known to me to be the Manager Real Estate and Assistant Secretary of Amoco Oil Company, a Maryland corporation, and the same persons who executed the foregoing instrument, and they duly acknowledged the execution of the same for and on behalf of and as the act and deed of said corporation.

In witness whereof, I have hereunto set my hand and fixed my seal the day and year above written.



Diana L. Tring
Notary Public

My commission expires on 3/19, 2001.

WISCONSIN
STATE OF ILLINOIS)
)SS
COUNTY OF RAVING)

On this 27th day of January, in the year 1999, before me, a Notary Public in and for said State, personally appeared M. E. McDermid, R. J. Coutinho & Robert R. R. R., personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the foregoing instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

In witness whereof, I have hereunto set my hand and fixed my seal the day and year above written.

[Signature]
Notary Public

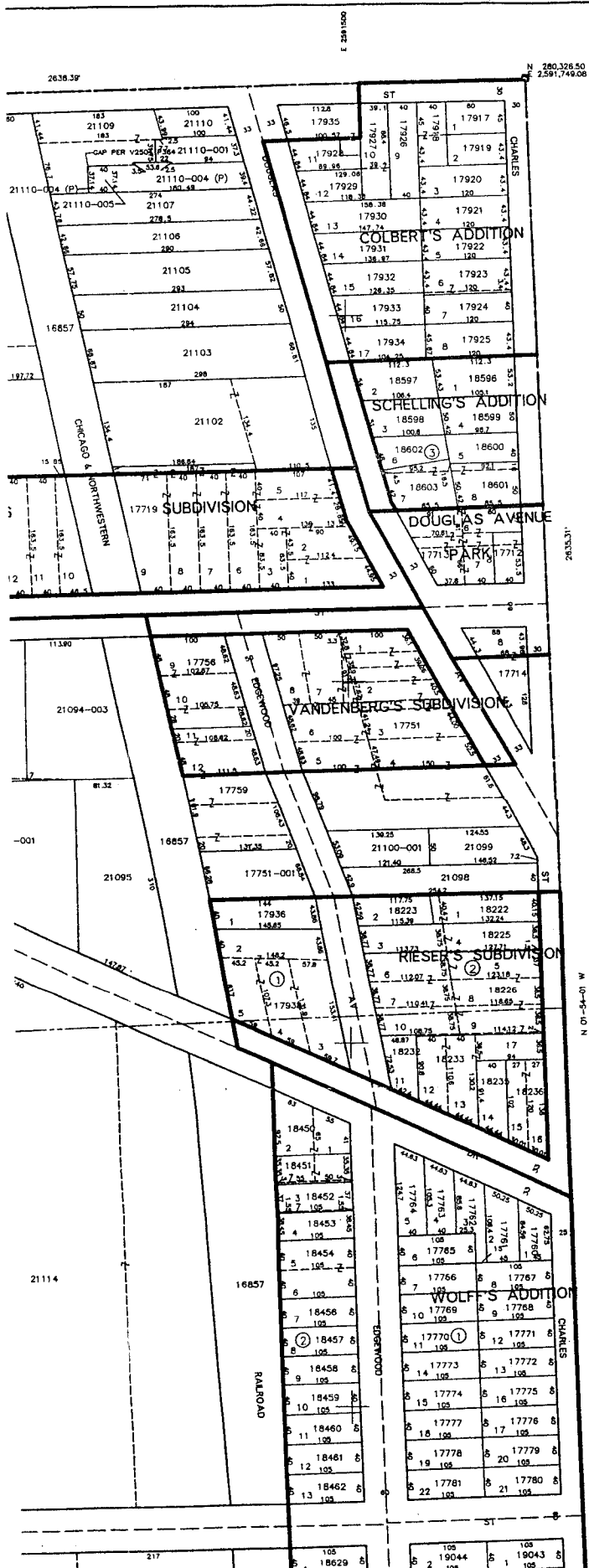
My commission expires on 5/7, 2001.

Site R42 (15306)
Tax Key No.

2001 Douglas Ave.
County, Wisconsin

EXHIBIT A
Legal Description

Lot 6 except the South 16.5 feet of the East 40 feet and Lot 7 except the East 40 feet, All in Douglas Avenue Park, being a subdivision of a part of the Southwest 1/4 of Section 4 and part of the Southeast 1/4 of Section 5, Township 3 North, Range 23 East. Also that part of Lot 6 and 7 in Douglas Avenue Park contained in a Deed recorded in Volume 1495 of Records, at page 575, as Document No. 1048034. Said land being in the City of Racine, County of Racine, State of Wisconsin.



PROPERTY DIVISION MAP

FOR

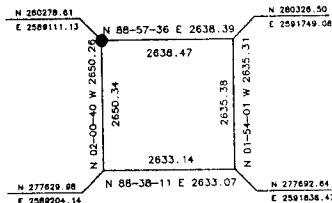
CITY OF RACINE SE 1/4

OF

SEC 05, TWP 03 N, RNG 23 E
LOCATED IN

MT. PLEASANT TOWNSHIP

1/4 SECTION CONTROL DIAGRAM



LEGEND

PUBLIC LAND SURVEY SYSTEM FEATURES

TOWNSHIP LINE	USCARS HOR CTRL STA	▲
RANGE LINE	HIGHWAY CORN MON	■
PRINCIPAL MERIDIAN	SEWPP MON (6"=6"=38" CONC)	■
SECTION LINE	RACINE CO MON (6"=6"=36" CONC)	◆
1/4 SECTION LINE	RACINE CO MON (CAST IRON)	●
1/4-1/4 SECTION LINE	CITY OF RACINE MON	⊗

HYDROGRAPHICAL FEATURES

WATERCOURSE CENTERLINE	STREAM SHORELINE	—
RIVER SHORELINE	LAKE, POND SHORELINE	—

POLITICAL / CULTURAL FEATURES

STATE BOUNDARY	TOWN BOUNDARY	---
COUNTY BOUNDARY	RESERVATION	---
INCORPORATED BOUNDARY	LANDMARK	---
	PARK	---

TRANSPORTATION FEATURES

ROAD CENTERLINE	RAIL CENTERLINE	---
ROAD RIGHT-OF-WAY	RAIL RIGHT-OF-WAY	---
VACATED ROAD R/W	VACATED RAIL R/W	---

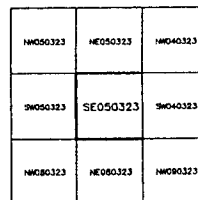
PROPERTY FEATURES

SUBDIVISION BOUNDARY	DIMENSION	200
CERTIFIED SURVEY MAP	PARCEL ID NUMBER (PIN)	2503
PROPERTY LINE	LOT NUMBER	22
INTERIOR PROPERTY LINE	BLOCK NUMBER	2
VACATED PROPERTY LINE	TAX EXEMPT STATUS	TOWN OF HALL
EASEMENT		

ERRATA PARCELS

DATA PROBLEM 01

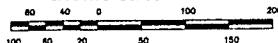
KEY MAP



TRUE NORTH GRID NORTH

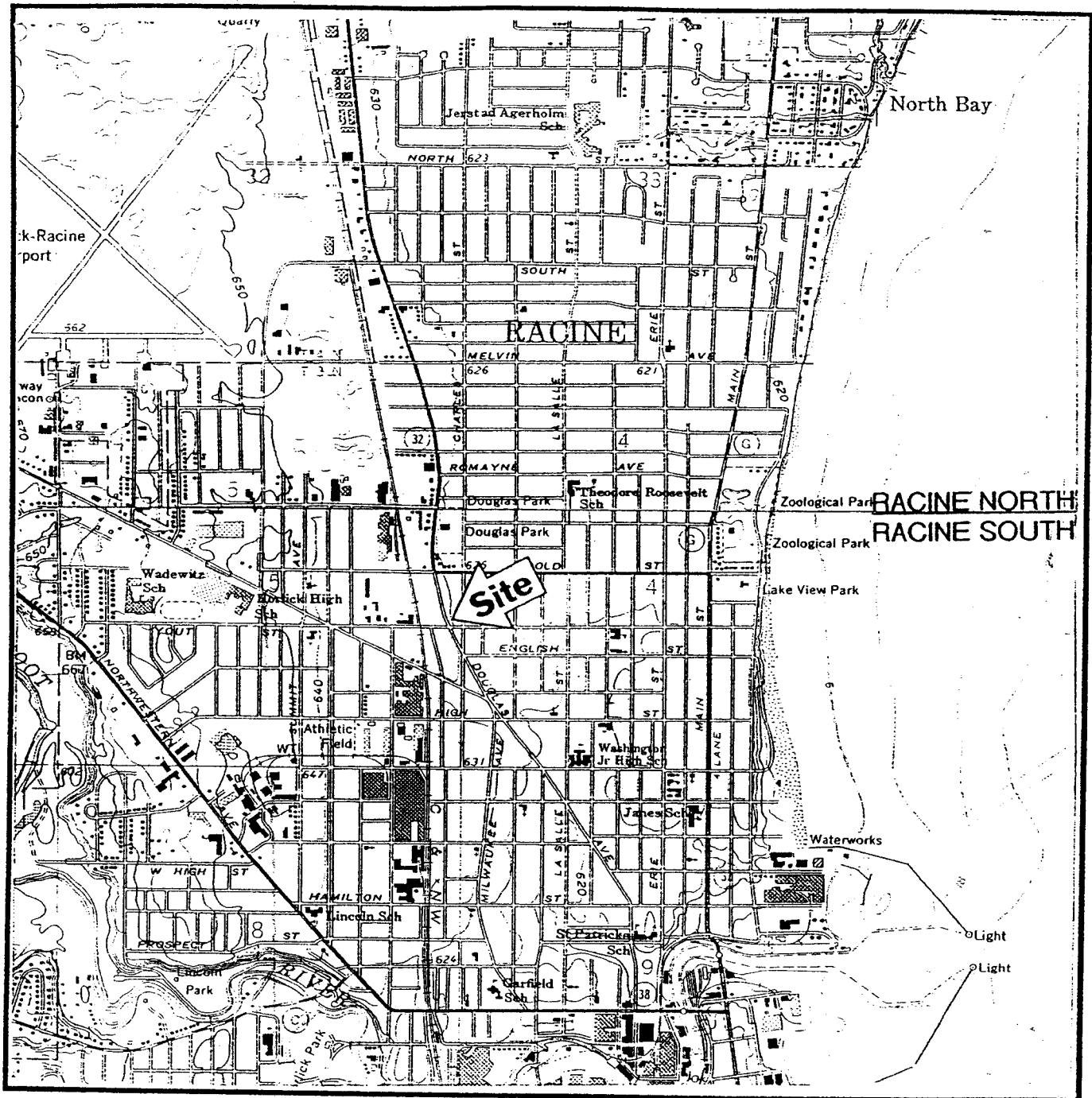
+01.30°/25°

GRAPHIC SCALE: 1"=100'

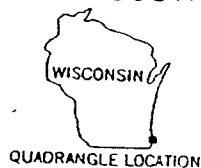


RACINE COUNTY
WISCONSIN

SEE MAP SH040323 FOR CONTINUATION



RACINE SOUTH RACINE NORTH



0 ——— 2000
 Scale in Feet
 (1 in = 2000 ft)

Contour Interval 10 Feet
 RACINE NORTH & SOUTH QUADRANGLES
 WISCONSIN
 7.5 MINUTE SERIES (TOPOGRAPHIC)

FIGURE 1
SITE LOCATION MAP
AMOCO SERVICE STATION #15306
2001 DOUGLAS AVENUE
RACINE, WISCONSIN

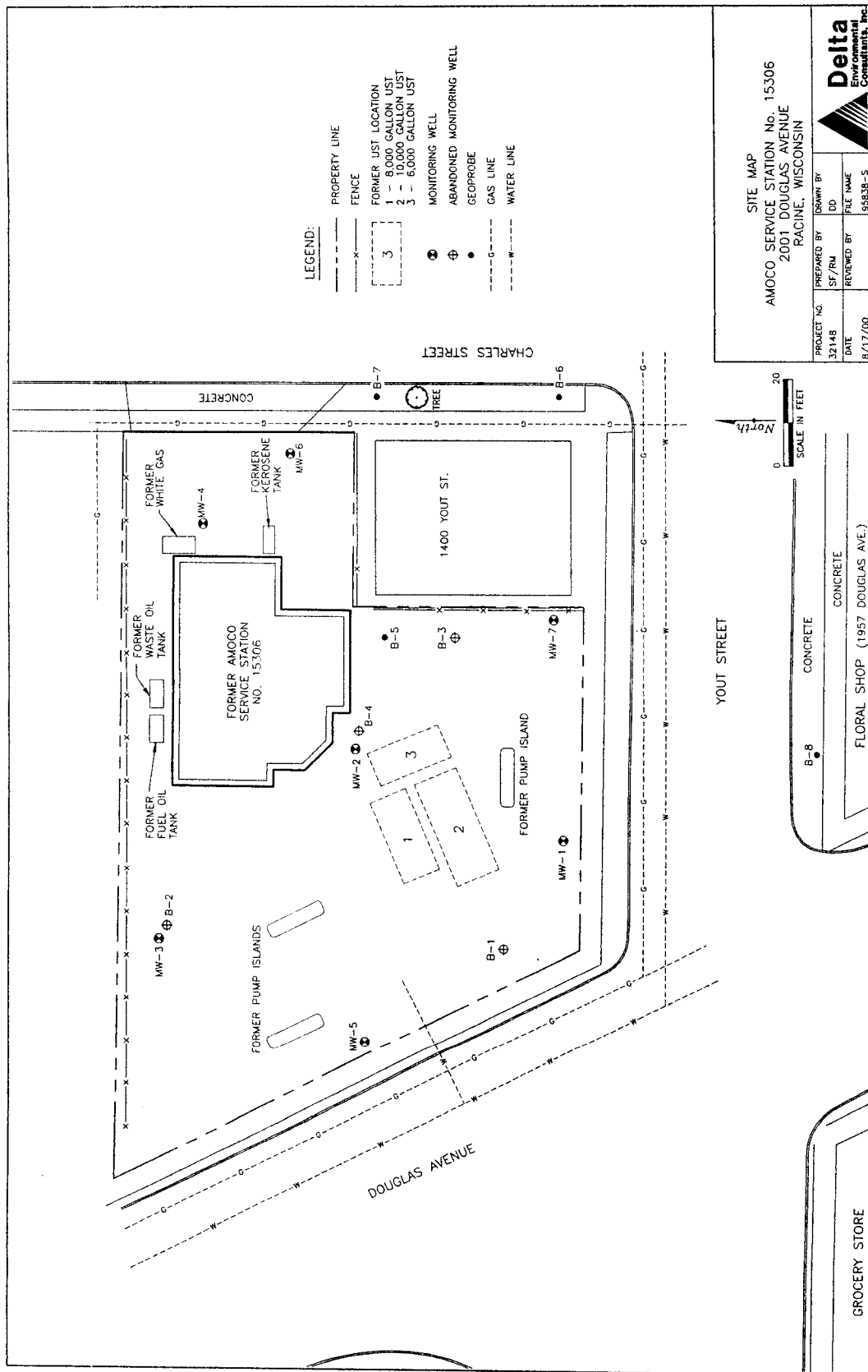
Project No.
 32148

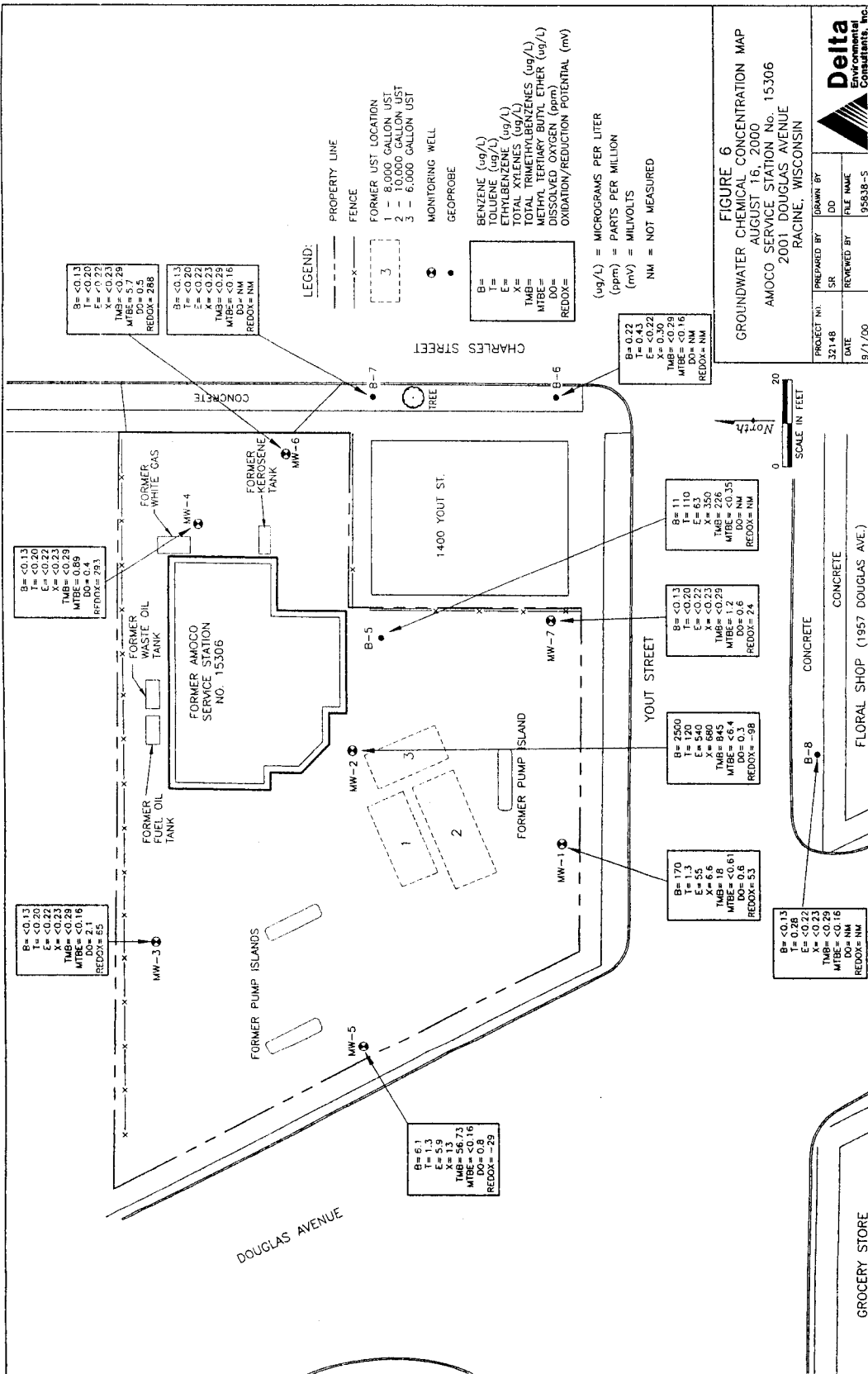
Prepared By
 RM

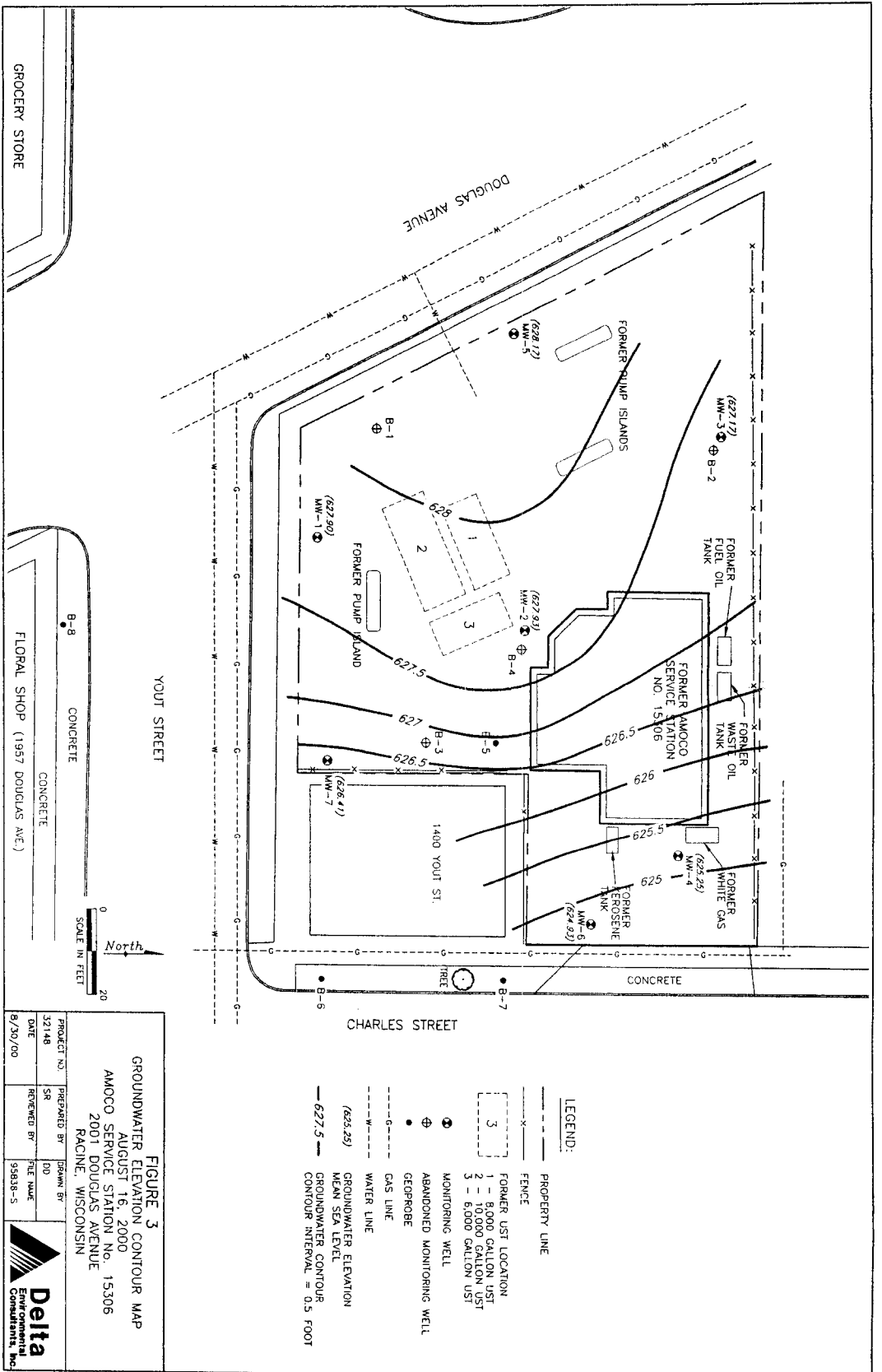
Date
 09/13/95

Reviewed By









Groundwater Analytical Results
Former Amoco SS No. 15306
2001 Douglas Avenue
Racine, Wisconsin

MW-1		Analytical Parameters										Biodegradation Phase 1 Parameters									
Date Sampled	Benzene µg/L	Toluene µg/L	Ethyl- benzene µg/L	Xylenes µg/L	Total TMB µg/L	MTBE µg/L	GRO µg/L	DRO µg/L	DO ppm	REDOX millivolts	Temp °C	Conductivity µmhos/cm	pH	Total Iron ppm	Soluble Iron ppm	N-Nitrate mg/L	Sulfate, IC mg/L	Methane mg/L			
NR 140 ES	5	1,000	700	10,000	480	60															
	150	1.5	8.6	37	21	140	510	NA	3.2	042	6.5	1,425	7.20	0.1	0.0	NM	NM	NM			
	1,600	10	480 E	180	151	85	4800 E	NA	0.8	017	18.5	1,228	6.76	3.0	1.0	NM	NM	NM			
	700	<10	340	160	28	110	3400	NA	0.6	-009	9.0	1,012	7.06	2.0	1.5	NM	NM	NM			
	800	34	840	480	510	160	6400	NA	2.3	051	5.1	1,292	6.63	4.0	3.0	NM	NM	NM			
	465	10.5	94.3	125	118	<6.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NM	NM	NM			
	220	3.7	120	67	46	<4.4	NA	NA	3.2	-60	NA	NA	NA	5	3	NM	NM	NM			
	NS	NS	NS	NS	NS	NS	NS	NS	1.3	-151	NM	NM	NM	NM	1.1	<0.20	17	3.4			
	170	1.3	55	6.6	18	<0.61	NM	NM	0.6	53	NM	NM	NM	8	2	NM	NM	NM			

MW-2		Analytical Parameters										Biodegradation Phase 1 Parameters									
Date Sampled	Benzene µg/L	Toluene µg/L	Ethyl- benzene µg/L	Xylenes µg/L	Total TMB µg/L	MTBE µg/L	GRO µg/L	DRO µg/L	DO ppm	REDOX millivolts	Temp °C	Conductivity µmhos/cm	pH	Total Iron ppm	Soluble Iron ppm	N-Nitrate mg/L	Sulfate, IC mg/L	Methane mg/L			
NR 140 ES	5	1,000	700	10,000	480	60															
01/30/96	4,600	2,400	1,000	8,100	4,600	<200	45,000	NA	3.1	-039	6.4	3,500	6.91	0.4	0.1	NM	NM	NM			
08/08/96	1,100	270 E	370 E	1,190	1,400	61	9,900 E	NA	0.5	-169	19.5	708	7.47	6.0	5.0	NM	NM	NM			
12/09/96	2,300	190	600	1,090	1,450	140	10,000	NA	0.5	-224	7.8	1,602	7.08	1.5	1.0	NM	NM	NM			
03/02/98	2,400	220	630	800	107	200	14,000	NA	1.1	018	7.2	5,570	6.59	7.0	6.0	NM	NM	NM			
02/01/00	2,040	38	317	35.9	382	<6.0	NA	NA	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM			
05/01/00	3,800	430	780	3,100	2,350	<12	NA	NA	1.5	-81	NA	NA	NA	6.0	5.0	NM	NM	NM			
07/26/00	NS	NS	NS	NS	NS	NS	NS	NS	1.0	-188	NM	NM	NM	NM	6.0	<0.20	5.1	11			
08/16/00	2,500	120	540	680	845	<6.4	NM	NM	0.3	-98	NM	NM	NM	3.0	2.0	NM	NM	NM			
8/16/00 D	2,600	120	550	680	833	<6.4	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM			

Groundwater Analytical Results
Former Amoco SS No. 15306
2001 Douglas Avenue
Racine, Wisconsin

MW-3		Analytical Parameters										Biodegradation Phase I Parameters							
Date Sampled	Benzene µg/L	Toluene µg/L	Ethyl- benzene µg/L	Xylenes µg/L	Total TMB µg/L	MTBE µg/L	GRO µg/L	DRO µg/L	DO ppm	REDOX millivolts	Temp °C	Conductivity µmhos/cm	pH	Total Iron ppm	Soluble Iron ppm	N-Nitrate mg/L	Sulfate, IC mg/L	Methane mg/L	
NR 140 ES	5	1,000	700	10,000	480	60													
01/30/96	NS	NS	NS	NS	NS	NS	NS	NS	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	
08/08/96	<2	<2	<2	<4	<2.0	<2	<100	NA	1.1	148	19.9	1,284	6.99	1.0	0.6	NM	NM	NM	
12/09/96	<0.5	<2	<2	<4	<2.0	<2	<100	NA	0.9	108	9.0	1,013	7.03	0.6	0.1	NM	NM	NM	
03/02/98	<1	<1	<1	<2	<1.0	<4	<100	NA	2.5	136	5.8	1,289	5.97	0.2	0.1	NM	NM	NM	
02/01/00	<0.15	<0.4	<0.5	<0.4	<0.4	<0.3	NA	NA	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	
05/01/00	<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	NA	NA	3.6	176	NM	NM	NM	0.08	0.06	NM	NM	NM	
07/26/00	NS	NS	NS	NS	NS	NS	NS	NS	1.5	200	NM	NM	NM	NM	<0.024	<0.20	59	0.15	
08/16/00	<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	NM	NM	2.1	65	NM	NM	NM	0.8	0.6	NM	NM	NM	

MW-4		Biodegradation Phase I Parameters																
		Analytical Parameters																
Date Sampled	Benzene µg/L	Toluene µg/L	Ethyl- benzene µg/L	Xylenes µg/L	Total TMB µg/L	MTBE µg/L	GRO µg/L	DRO µg/L	DO ppm	REDOX millivolts	Temp °C	Conductivity µmhos/cm	pH	Total Iron ppm	Soluble Iron ppm	N-Nitrate mg/L	Sulfate, IC mg/L	Methane mg/L
NR 140 ES	5	1,000	700	10,000	480	60												
01/30/96	<1.0	<1.0	<1.0	<2.0	<1.0	5.5	<50	180	3.4	134	6.4	1,374	7.11	0.1	0.0	NM	NM	NM
08/08/96	<2	<2	<2	<4	<2.0	<2	<100	NA	1.0	045	18.8	1,149	6.98	1.5	1.0	NM	NM	NM
12/09/96	2	<2	<2	<4	<2.0	<2	<100	430	0.8	-004	8.1	1,049	7.08	0.3	0.1	NM	NM	NM
03/02/98	<1	<1	<1	<2	<1.0	11	<100	440	2.6	162	6.5	1,226	5.98	0.8	0.4	NM	NM	NM
02/01/00	<15	<4	<5	<0.4	<0.4	<0.3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NM	NM
05/01/00	<0.13	<0.20	<0.22	<0.23	<0.29	4.7	NA	NA	2.0	92	NA	NA	NA	0.2	0.2	NM	NM	NM
07/26/00	NS	NS	NS	NS	NS	NS	NS	NS	0.7	230	NM	NM	NM	NM	0.0	NM	NM	NM
08/16/00	<0.13	<0.20	<0.22	<0.23	<0.29	0.89	NM	NM	0.4	293	NM	NM	NM	0.3	0.2	NM	NM	NM

Groundwater Analytical Results
Former Amoco SS No. 15306
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MW-5		Analytical Parameters										Biodegradation Phase 1 Parameters							
Date Sampled	Benzene µg/L	Toluene µg/L	Ethyl- benzene µg/L	Xylenes µg/L	Total TMB µg/L	MTBE µg/L	GRO µg/L	DRO µg/L	DO ppm	REDOX millivolts	Temp °C	Conductivity µmhos/cm	pH	Total Iron ppm	Soluble Iron ppm	N-Nitrate mg/L	Sulfate, IC mg/L	Methane mg/L	
NR 140 ES	5	1,000	700	10,000	480	60													
01/30/96	280	46	81	2,600	880	<20	5,700	NA	2.9	98	6.5	2,250	7.04	0.3	0.1	NM	NM	NM	
08/08/96	130	<100	360	472	810	29	4,800	NA	0.5	-132	18.9	3,400	6.87	10++	10+	NM	NM	NM	
12/09/96	20	3	200	200	900	80	3,600	NA	0.5	-87	8.7	1,268	7.03	10++	10+	NM	NM	NM	
03/02/98	20	<10	130	120	378	<40	3,100	NA	1	82	6.1	5,120	5.91	9	8.0	NM	NM	NM	
02/01/00	0.79	1.3	60.1	1.43	42.2	<0.3	NA	NA	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	
05/01/00	<0.13	<0.20	<0.022	<0.23	<0.22	<0.16	NA	NA	5.6	10	NM	NM	NM	10	2.0	NM	NM	NM	
07/26/00	NS	NS	NS	NS	NS	NS	NS	NS	1.0	-117	NM	NM	NM	NM	0.29	<0.20	5.4	2.4	
08/16/00	6.1	1.3	5.9	13	56.73	<0.16	NM	NM	0.8	-29	NM	NM	NM	2	1	NM	NM	NM	

MW-6		Analytical Parameters										Biodegradation Phase 1 Parameters							
Date Sampled	Benzene µg/L	Toluene µg/L	Ethyl- benzene µg/L	Xylenes µg/L	Total TMB µg/L	MTBE µg/L	GRO µg/L	DRO µg/L	DO ppm	REDOX millivolts	Temp °C	Conductivity µmhos/cm	pH	Total Iron ppm	Soluble Iron ppm	N-Nitrate mg/L	Sulfate, IC mg/L	Methane mg/L	
NR 140 ES	5	1,000	700	10,000	480	60													
12/09/96	1	<2	<2	2	<2.0	<2	<100	NA	2.6	12	8.8	1,000	7.08	0.4	0.2	NM	NM	NM	
03/02/98	<1	<1	<1	<2	<1.0	16	<100	790	2.8	160	6.1	1,044	6	0.4	0.1	NM	NM	NM	
02/01/00	<0.15	<4	<5	<19	<0.4	4.88	NA	NA	NA	NA	NA	NA	NA	NA	NA	NM	NM	NM	
05/01/00	<0.13	<0.20	<0.022	<0.4	0.57	10	NA	NA	2.2	44	NA	NA	NA	0.3	0.2	NM	NM	NM	
07/26/00	NS	NS	NS	NS	NS	NS	NS	NS	1.0	85	NM	NM	NM	NM	0.0	NM	NM	NM	
08/16/00	<0.13	<0.20	<0.22	<0.23	<0.29	5.7	NM	NM	0.5	288				0.4	0.2	NM	NM	NM	

Groundwater Analytical Results
Former Amoco SS No. 15306
2001 Douglas Avenue
Racine, Wisconsin

MW-7		Analytical Parameters												Biodegradation Phase 1 Parameters									
Date Sampled		Benzene µg/L	Toluene µg/L	Ethyl- benzene µg/L	Xylenes µg/L	Total TMB µg/L	MTBE µg/L	GRO µg/L	DRO µg/L	DO ppm	REDOX millivolts	Temp °C	Conductivity µmhos/cm	pH	Total Iron ppm	Soluble Iron ppm	N-Nitrate mg/L	Sulfate, IC mg/L	Methane mg/L				
NR 140 ES		5	1,000	700	10,000	480	60																
12/09/96		<0.5	<2	<2	<2	<2.0	5	<100	NA	2.5	028	8.9	1,029	7.05	0.2	0.0	NM	NM	NM				
03/02/98		<1	<1	<1	<2	<1.0	12	<100	NA	1.2	043	7.2	1,417	6.78	0.3	0.1	NM	NM	NM				
02/01/00		<0.15	<0.4	<0.5	<0.4	<0.4	1.5	NA	NA	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM				
05/01/00		<0.13	<0.20	<0.22	<0.23	<0.29	5.2	NA	NA	2.5	177	NM	NM	NM	0.3	0.2	NM	NM	NM				
07/26/00		NS	NS	NS	NS	NS	NS	NS	NS	3.7	212	NM	NM	NM	NM	0.0	NM	NM	NM				
08/16/00		<0.13	<0.20	<0.22	<0.23	<0.29	1.2	NM	NM	0.6	24	NM	NM	NM	0.4	0.3	NM	NM	NM				

B-5		Analytical Parameters												Biodegradation Phase 1 Parameters									
		Benzene µg/L	Toluene µg/L	Ethyl- benzene µg/L	Xylenes µg/L	Total TMB µg/L	MTBE µg/L	GRO µg/L	DRO µg/L	DO ppm	REDOX millivolts	Temp °C	Conductivity µmhos/cm	pH	Total Iron ppm	Soluble Iron ppm	N-Nitrate mg/L	Sulfate, IC mg/L	Methane mg/L				
Date Sampled		5	1,000	700	10,000	480	60																
NR 140 ES																							
08/16/00		11	110	63	350	226	<0.35	NM	NM	NM	NM	NA	NA	NA	NM	NM	NM	NM	NM				

B-6		Analytical Parameters										Biodegradation Phase 1 Parameters									
		Benzene µg/L	Toluene µg/L	Ethyl- benzene µg/L	Xylenes µg/L	Total TMB µg/L	MTBE µg/L	GRO µg/L	DRO µg/L	DO ppm	REDOX millivolts	Temp °C	Conductivity µmhos/cm	pH	Total Iron ppm	Soluble Iron ppm	N-Nitrate mg/L	Sulfate, IC mg/L	Methane mg/L		
Date Sampled		5	1,000	700	10,000	480	60														
NR 140 ES																					
08/16/00		0.22	0.43	<0.22	0.30	<0.29	<0.16	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM		

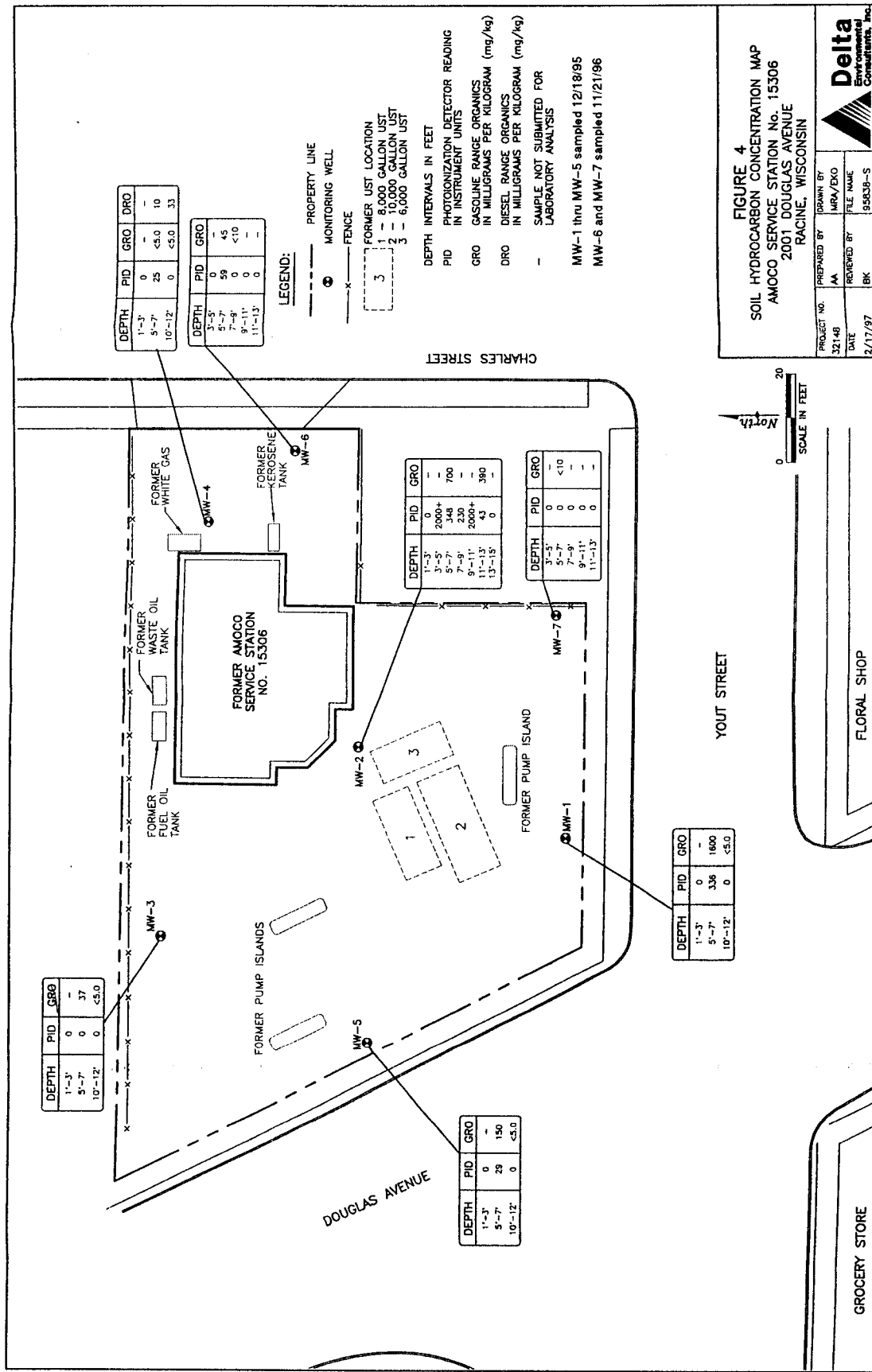
Groundwater Analytical Results
Former Amoco SS No. 15306
2001 Douglas Avenue
Racine, Wisconsin

B-7		Analytical Parameters										Biodegradation Phase 1 Parameters							
		Benzene µg/L	Toluene µg/L	Ethyl- benzene µg/L	Xylenes µg/L	Total TMB µg/L	MTBE µg/L	GRO µg/L	DRO µg/L	DO ppm	REDOX millivolts	Temp °C	Conductivity µmhos/cm	pH	Total Iron ppm	Soluble Iron ppm	N-Nitrate mg/L	Sulfate, IC mg/L	Methane mg/L
Date Sampled																			
NR 140 ES		5	1,000	700	10,000	480	60												
08/16/00		<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM

B-8	Analytical Parameters										Biodegradation Phase 1 Parameters							
	Benzene µg/L	Toluene µg/L	Ethyl- benzene µg/L	Xylenes µg/L	Total TMB µg/L	MTBE µg/L	GRO µg/L	DRO µg/L	DO ppm	REDOX millivolts	Temp °C	Conductivity µmhos/cm	pH	Total Iron ppm	Soluble Iron ppm	N-Nitrate mg/L	Sulfate, IC mg/L	Methane mg/L
Date Sampled																		
NR 140 ES	5	1,000	700	10,000	480	60												
08/16/00	<0.13	0.28	<0.22	<0.23	<0.29	<0.16	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM

Notes:

µg/L = micrograms per liter
µmhos/cm = micromhos per centimeter
D = Duplicate
DO = dissolved oxygen
DRO = Diesel Range Organics
E = The concentration reported for this compound exceeds the calibration range of instrument
GRO = Gasoline Range Organics
IC = Ion Chromatography (Environmental Protection Agency Method 300.0)
mg/L = milligrams per liter
MTBE = methyl tertiary-butyl ether
NA = not analyzed
NM = not measured
NR 140 ES = Wisconsin Adm. Code Chap. NR 140 Enforcement Standard (Rev. 03/00)
NS = not sampled
°C = degrees Celsius
ppm = parts per million
Redox = reduction/oxidation potential
Shaded cell indicate WDNR Enforcement Standard (ES) exceedance
TMB = Trimethylbenzene



Soil Analytical Results
Former Amoco SS No. 15306
2001 Douglas Avenue
Racine, Wisconsin

12/28/95			Analytical Parameters								
			Benzene mg/kg	Toluene mg/kg	Ethyl- benzene mg/kg	Xylenes mg/kg	1,3,5 TMB mg/kg	1,2,4 TMB mg/kg	MTBE mg/kg	GRO mg/kg	DRO mg/kg
NR 720 RCL ---->			0.0055	1.5	2.9	4.1	-	-	-	100	100
NR 746 Table 1 Value---->			8.5	38	4.6	42	11	83	-	-	-
Boring	Sample Depth (Feet)	PID Reading (ppm)									
MW-1	5 - 7	336	7.4	21	4.4	93	31	87	<4.0	1,600	NA
MW-1	10 - 12	0	<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.4	<5.0	NA
MW-2	5 - 7	348	5.7	10	11	38	14	36	<2.0	700	NA
MW-2	11 -13	43	<0.5	39	6	3.1	10	16	<2.0	390	NA
MW-3	5 - 7	0	<0.1	<0.1	<0.1	<0.2	0.22	0.32	<0.4	37	NA
MW-3	10 - 12	0	<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.4	<5.0	NA
MW-4	5 - 7	25	<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.4	<5.0	10
MW-4	10 - 12	0	<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.4	<5.0	33
MW-5	5 - 7	29	0.65	0.44	2.5	21	2.6	7.5	<0.42	150	NA
MW-5	10 - 12	0	<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.4	<5.0	NA

11/21/96			Analytical Parameters								
			Benzene mg/kg	Toluene mg/kg	Ethyl- benzene mg/kg	Xylenes mg/kg	1,3,5 TMB mg/kg	1,2,4 TMB mg/kg	MTBE mg/kg	GRO mg/kg	DRO mg/kg
NR 720 RCL ---->			0.0055	1.5	2.9	4.1	-	-	-	100	100
NR 746 Table 1 Value---->			8.5	38	4.6	42	11	83	-	-	-
Boring	Sample Depth (Feet)	PID Reading (ppm)									
MW-6	5 - 7	59	<0.025	<0.025	0.045	0.065	0.10	0.47	<0.025	45	NA
MW-6	7 - 9	0	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<10	NA
MW-7	5 - 7	0	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<10	NA

08/16/00			Analytical Parameters								
			Benzene mg/kg	Toluene mg/kg	Ethyl- benzene mg/kg	Xylenes mg/kg	1,3,5 TMB mg/kg	1,2,4 TMB mg/kg	MTBE mg/kg	GRO mg/kg	DRO mg/kg
NR 720 RCL ---->			0.0055	1.5	2.9	4.1	-	-	-	100	100
NR 746 Table 1 Value---->			8.5	38	4.6	42	11	83	-	-	-
Boring	Sample Depth (Feet)	PID Reading (ppm)									
B-5	2'		0.045	0.081	0.063	0.240	<0.029	0.074	<0.029	NA	NA

NOTES:

"bold type" = The concentration exceeds NR 720 RCL values.

µg/Kg = micrograms per kilogram

DRO = Diesel Range Organics

GRO = Gasoline Range Organics

mg/Kg = milligrams per kilogram

MTBE = Methyl tertiary-butyl ether

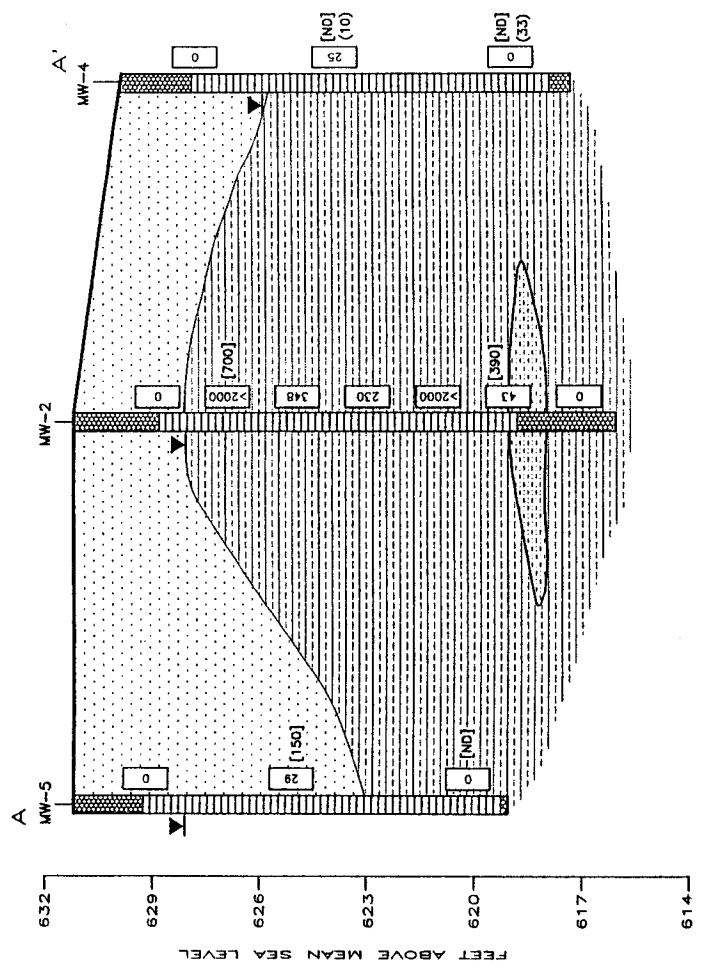
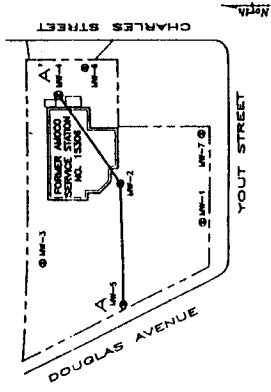
NA = Not Analyzed

NR 720 RCL = Rev. 02/97 Wisconsin Administrative Code Chapter NR 700 Residual Contaminant Level.

NR 746 Table 1 Value = Rev. 5/00 Wisc. Adm. Code Ch. NR 746 Soil Screening Level

ppm = parts per million

TMB = Trimethylbenzene



LEGEND:

MILLIGRAMS PER KILOGRAM
(mg/kg)

PHOTONIZATION DETECTOR READING
IN INSTRUMENT UNITS

[0] [No] GASOLINE RANGE ORGANICS (mg/kg)
(DRO) DIESEL RANGE ORGANICS (mg/kg)
(ND) NOT DETECTED

MONITORING WELL
SCREENED INTERVAL

GROUND WATER TABLE
(DECEMBER 9, 1996)

FILL

CLAYEY SAND, MODERATELY LOOSE MATRIX
BROWN IN COLOR, (SC)

CLAY, MODERATELY PLASTIC
VERY TIGHT, MOIST, (CL)

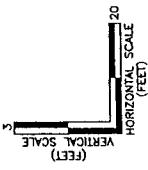


FIGURE 3

CROSS SECTION A-A'

AMOCO SERVICE STATION No. 15306

2001 DOUGLAS AVENUE

RACINE, WISCONSIN

PROJECT NO.	32148	1	DATE	6/03/97	PREPARED BY	AA	DRAWN BY	EXO/JBA	FILE NAME	95838AA
										Delta Environmental Consultants, Inc.


STATEMENT OF LEGAL DESCRIPTION ACCURACY

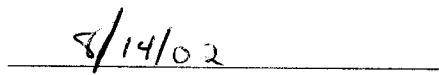
FOR

Former Amoco Service Station No. 15306
2001 Douglas Avenue
Racine, Wisconsin
BRRTS No. 03-52-001242
Delta No. AMG0-22S

The Racine County Register of Deeds Office provided the attached legal description as part of the deed for the above-mentioned property. According to the information available to Delta Environmental Consultants, Inc., the legal description is accurate and complete.

DELTA ENVIRONMENTAL CONSULTANTS, INC.


Kurt McClung, Project Engineer


Date